

**SFTR Regular Board Meeting
February 1, 2020, 9:00am
Metro Operations Center**

Present: Robert L. Scott, Todd McBride, Carol Smith, Linda Brown, Nancy Allred, Carlin Craig, Jerry Peters, DeWayne Harris

Absent: Rick Kinder

Guests: Jerry and Dorothy Kirkwood, Claudia Henning, Jack and Stacey Wiseman, Gene and Elsie Jurajda, Vaughn Roundy, Val Allred, Lynne Parker, John Sanders

Call to Order: 9:00 am

Proof of Notice: posted on website and note on Nextdoor

Roll Call/Determination of Quorum: quorum achieved

Approval of Minutes: minutes from December 7, 2019 POA Board meeting approved without changes.

Committee Reports:

A. Common Area/Community Preparedness

Nothing reported

B. Finance

Over half of the dues have already been collected this January. At this point there is \$230,000 left in cash, partially due to some items not yet paid completely and also the inability this year to do as much road work as anticipated. The budget for 2020 was reviewed and discussed. The budget reflects an increase in utility costs due to Cottonwood meter now a POA property and ½ propane usage at the MOC. Other increases are in road work and mitigation expenses. The budget increases by \$49,314 from 2019 to 2020. The budget was amended with minor changes and approved unanimously by the board.

C. Roads

Mountain View recently had road basing done... Kudos were expressed to the Andreatta company and to our operator Tom Berry for fulfilling their contract well and taking care of their equipment, so that our roads are well maintained.

D. Communications

We are continuing to move forward with the new website, although there has been delays in utilizing the Quickbooks database. Hopes are to be able to start using the new website this quarter. Thanks were expressed again for appreciation to Pat Roehl for his work for our ranch over the past years.

E. Covenants

Another loose dog issue was able to be resolved for now.

Meeting adjourned at 9:15 am. Next meeting will be April 4, 2020, 9am at MOC.

Notes from the SFTR Board and Ranch committees
June 7, 2020

Due to the guideline restrictions of the Covid-19 for meetings, the SFTR POA Board did not meet in April, nor was there a meeting at the MOC in June for the board and owners to meet together. However, the Board members have been keeping in contact and the various Committees continue to be busy providing volunteer time and energy for the benefit of all the Ranch.

Attached here are summaries of some of the work being accomplished.

A) Finance (Nancy Allred, chair)

Attached is the budget to date.

B) Roads (Todd McBride and Val Allred, co-chairs)

Road Committee Report 06/06/2020

Our road operator has been busy blading washboard roads, cleaning out drainage ditches and openings to partially clogged culverts. One new culvert was installed on Elk Park Road. Additionally, we completed road basing on Mountain View, Cottonwood, Elk Par and about 2 miles of upper Gallinas before our road base supplier pulled his belly dump trucks for a county job. When trucks are available again, we will finish upper Gallinas and part of Timber Park and .4 mile on Vista West Dr. Plans are in place to do several side roads with remaining funds. We started the year with a road budget of \$347,960, and we have \$226,802 remaining as of May 31st.

Todd McBride & Val Allred for the Road Committee

C) Communications (Dewayne Harris, Chair)

Here are the updates from Communications Committee since our last Board Meeting:

Last month Deborah Johnson agreed to join me as a Co-Chair of the Communications Committee. Deb has been actively involved with the committee over the last year. Her IT experience and enthusiasm for the SFTR Community will be of great help to me and the Committee as we move forward as Co-Chairs.

Blake Johnson joined the Committee. Blake has an IT background and is experienced in Project Management. He has undertaken the lead role in the final testing of the new website and will continue as a lead and liaison between Fifth Wheel Media and the

Committee Co-Chairs throughout the remaining phases of the roll out of the new SFTR website.

The Committee Members have been focused on working with Fifth Wheel Media in the final stages of the development and user acceptance testing of the new SFTR website and are in the beginning process of data and content migration. Our goal is to have a roll out of the new website in July. Progress updates and additional information regarding the transition from the old to the new will be posted on our current website as well as the SFTR Neighborhood on Nextdoor.com.

As a reminder; All social content is being moved to Nextdoor as the new SFTR website will be an Informational website and will not have a discussion forum. If you are a SFTR property owner and have not yet joined, we invite you to visit Nextdoor.com to review its features, terms, guidelines and sign up if you wish.

Currently 272 neighbors have joined the SFTR Neighborhood on Nextdoor. We encourage new and existing members to review your Privacy and Notification settings and limit your postings to the SFTR Neighborhood only! Also, please review and follow the Nextdoor Community Guidelines to help ensure a positive experience for everyone. Most of the reported posting violations received by SFTR Neighborhood Leads are relating to Personal and Business Profiles and the limitations on how, where, and the kinds of commercial content they can post.

D) Covenants (Jerry Peters, Chair)

No new issues to report.

Reminder that as the summer season is here, many will have visitors. Please inform them of the rules of the Ranch such as speed limit 25 and be careful of blind turns, no smoking outdoors unless on patio or gravel area, no throwing cigarette butts outside, no open fires, no charcoal fires, no harassing cattle or wildlife, keeping dogs on leash, no fireworks, etc.

E) Grazing (Bob L. Scott, chair)

Although the lease allows for 150 pair of cattle, the rancher has brought a total of 105 pair onto the ranch, being mindful of the semi drought situation we are in. He has a person hired to repair the fence along the tracks and has plans to service the ranch windmills. The cattle will likely be on the ranch until November.

F) Common Area (Linda Brown, Chair)

Common Area Update 06/12/2020

I have ordered more Rodeo Herbicide and another cattail cutter for our small arsenal of cattail weaponry. I will be posting a date when all interested parties can meet with me at the Fox Trail pond where we can propose a detailed work plan and start date. I would like to begin spraying the new growth and cutting the dead cattails by end of June or early July. Meet date will be posted next week.

Other notes:

Mitigation was done on the Cottonwood section of the Ranch this winter, headed up by Blake Johnson, and many various volunteers providing help with sawing, dragging limbs and chipping.

The Ditch Rats continue to work many hours on needs for the water system.

Ron Wilson heads the weed killing volunteer efforts and can be called if you need more weed killer or have questions.

There is still a need for someone to step up and chair the Forest Health and Wildfire Mitigation Committee (FHWM). If you want more information on what this would entail, contact the departing chair, RC Ghormley.

Any interest in any of the committees and/or being a part of one, or other volunteer opportunities on the Ranch, check out the web site to see listing of committees and contact numbers.

The Women's Group has decided to postpone the annual ranch picnic until Labor Day weekend this year. More info will be posted in August.

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2019

| Total Thru May | Original | Adjust | Revised | Over (Under) | |
|-------------------|----------|--------|----------|--------------|----------------------------|
| YTD 2020 | Budget | Budget | Budget | Budget | |
| 230,184 | 230,184 | | 230,184 | 0 | |
| 349,716 | 349,716 | | 349,716 | 0 | 453 Lots @ \$772 per lot |
| 0 | -100,000 | | -100,000 | (100,000) | |
| -62,128 | -7,720 | | -7,720 | 54,408 | Projecting 10 lots @ \$772 |
| 517,772 | 472,180 | 0 | 472,180 | 45,592 | |
| 0 | 5,000 | | 5,000 | (5,000) | |
| 359 | 3,400 | | 3,400 | (3,041) | |
| 1,277 | 3,000 | | 3,000 | (1,723) | |
| 0 | 500 | | 500 | (500) | Weed Control |
| 0 | 750 | | 750 | (750) | |
| 2,600 | 2,500 | | 2,500 | 100 | Assumes 125 @ \$20 |
| 300 | 450 | | 450 | (150) | NSF Fee & Chipper rental |
| 522,308 | 487,780 | 0 | 487,780 | 34,528 | |

| | | | | | |
|---------|---------|---|---------|-----------|---|
| 3,000 | 8,200 | | 8,200 | (5,200) | Accounting = \$600/mo, Annual CPA review = \$1000 |
| 370 | 2,500 | | 2,500 | (2,130) | Office supplies |
| 0 | 8,200 | | 8,200 | (8,200) | Renews in October |
| 1,500 | 10,000 | | 10,000 | (8,500) | |
| 503 | 500 | | 500 | 3 | |
| 1,831 | 2,400 | | 2,400 | (569) | |
| 1,386 | 2,500 | | 2,500 | (1,114) | Lien Fees, Income taxes, postage |
| 8,590 | 34,300 | 0 | 34,300 | (25,710) | |
| 121,158 | 347,960 | | 347,960 | (226,802) | |
| 875 | 26,000 | | 26,000 | (25,125) | Any excess to be used where needed |
| 201 | 20,000 | | 20,000 | (19,799) | |
| 7,000 | 16,800 | | 16,800 | (9,800) | |
| 0 | 800 | | 800 | (800) | |
| 0 | 650 | | 650 | (650) | Conservancy Lease |
| 3,158 | 8,500 | | 8,500 | (5,342) | Guard Shack and Mailbox electricity |
| 0 | 0 | | 0 | 0 | |
| 132,391 | 420,710 | 0 | 420,710 | -288,319 | |
| 102 | 1,000 | | 1,000 | (898) | |
| 0 | 500 | | 500 | (500) | |
| 0 | 30,770 | | 30,770 | (30,770) | |

| | | | | | |
|---------|---------|---|---------|----------|------------------------------|
| 0 | 0 | 0 | 0 | 0 | Non-cash item - Not Budgeted |
| 0 | 500 | | 500 | (500) | |
| 102 | 32,770 | 0 | 32,770 | (32,668) | |
| 141,084 | 487,780 | 0 | 487,780 | -346,696 | |
| 381,224 | 0 | 0 | 0 | 381,224 | |
| 381,224 | 0 | 0 | 0 | | NET CASH BUDGET |

3,096 Difference between Net Cash & Total Cash in the Bank = \$600 - Accounts payable

224,200

154,527

381,823

78,498

SFTR Regular Board Meeting
August 1, 2020, 9:00 am
Metro Operations Center

Present: Robert L. Scott, Rick Kinder, Nancy Allred, Jerry Peters, Todd McBride, Carol Smith, DeWayne Harris, Linda Brown, Carlin Craig

Absent: none

Guests: due to guidelines for meetings during the COVID 19 pandemic, the meeting was closed to having guests present.

Call to order: 9:00 am

Proof of Notice: posted on website and note on Nextdoor

Roll Call/Determination of Quorum: quorum achieved

Approval of minutes: minutes from last Board meeting held on February 1, 2020 approved without changes

Committee reports:

A) Common Area/Community Preparedness

There was a meeting and gathering at the ponds on Gallinas concerning the clearing of cattails - the information was included in discussion on the NextDoor site for SFTR. They were able to clear some of the green as well as some of the dead cattails out, however it was found most of the dead cattails will need heavy equipment to clear. Along with great volunteers, T-Rox, Larry Brown, and Cory Davis of Bear Cat Construction, volunteered their time and machinery to assist (thank you!). This work will continue, and reshaping and digging out silt will take place once areas below the ponds dry out from the moisture... A new option for a different trash company is being explored...The flagpole at the guard shack was damaged in a storm. Before reinstalling, the site will be evaluated to place it in a different location away from power lines...The Community Preparedness Handbook on the website is in the process of being updated.

B) Roads

Our roads are currently in fantastic shape. To keep them being great, everyone is reminded to keep to the speed limit of 25 and to drive carefully...As always, normal maintenance of blading roads, keeping washboards at bay, cleaning bar ditches and keeping culverts clear is ongoing. One new culvert was installed on Locust Court. One thousand feet of repair and road base was completed on Hidden Meadow Lane after the Metro replaced the water line. Approximately 2 ½ miles of primary roads and 1 ½ miles of secondary roads have been road based this quarter. The funds expended on the roads this year is \$244,334, leaving a balance of \$103,626 in the "Road Work" budget.

C) Finance

The majority of the expenditures have been from the Road Committee, but still within the budget. A copy of the YTD Budget is attached....No liens have been filed due to the suggested

easing because of the COVID 19 pandemic. Any liens needing filed will be processed in December of this year... There was discussion pertaining to the questions new owners have regarding payments for POA and Metro dues, as well as other ranch items. Nancy Allred and Carol Smith will meet to discuss creating SFTR information in a packet to be given to every new owner, whether here full time or part time, and the Women's group will help put these together.

D) Communications

The new website will be introduced to the POA members in September, hopefully with the ability to have tutorial sessions for Q and A. The COVID 19 has delayed the process - much has had to be done remotely with John Sanders, Pat Roehl, Blake and Deb Johnson, Dewayne Harris and the 5th Wheel doing zoom and phone conferences usually weekly. Much appreciation was extended for their volunteered time and energy. Also thank you was expressed to Ernie Parker and Sharon Sorenson for the work they have put into this over the past months... The NextDoor Forum was discussed and helpful information given to all - mainly: instead of clicking on "Home" on the main page, go to "More" and click on either "Santa Fe Trail Ranch" or "General" to miss the ads and have better chronology of postings. The new web site will not have a discussion forum when it is launched and we will continue with the NextDoor usage unless there is a time in the future that the extra expenditure is felt to be needed.

E) Covenants

It was agreed upon by the Board that if there is a legal violation or an accident, the person discovering this should report it to the sheriff. The Covenant Committee shall be responsible to deal with our SFTR covenant for enforcement only. ...It was noted that our covenants comply with the CCIOA act... There will be a Covenant Committee meeting announced in the near future for those who wish to be a part of this, with the intent to review the covenants and see if there are any deficiencies and changes needed...Several incidents have been addressed in the past months concerning illegal marijuana growth, reckless driving, and cattle harassment.

F) Grazing

Currently there are 130 units of cattle on the ranch. The Rancher hired someone to walk the fence along the railroad and the whole fence there has been repaired to date. The rancher requested to have a longer term lease (currently year to year) as he wants to possibly invest in items such as a solar pump at the Cottonwood well. The board voted unanimously to give him a 5 year lease, with the stipulation either party can renege for good cause.

New Business:

-Reminder that Nominations are now being accepted on the current web site for 3 board positions that are expiring in October. Nominations will be accepted until August 21, 2020.
-A motion was given by Bob Scott that "Unless all COVID guidelines are rescinded by October 1, 2020, there will be no Annual Meeting this year, only a regular board meeting." This was seconded by Rick Kinder, with all members in agreement. Votes for new officers will be counted by 3 independant attendees even if the meeting cannot be open to all. The community will be kept informed in the ballot mailings and closer to the October 3 date.

Meeting Adjourned: 10:05 am - Next meeting scheduled for October 3, 2020

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2019

Santa Fe Trail Ranch POA

| | Total Thru July YTD 2020 | Original Budget | Adjust Budget | Revised Budget | Over (Under) Budget | |
|--|-----------------------------|---|------------------|-------------------|------------------------|---|
| GENERAL INCOME | | | | | | |
| Carryforward for Roads | 230,184 | 230,184 | | 230,184 | 0 | |
| Annual Dues | 349,716 | 349,716 | | 349,716 | 0 | 453 Lots @ \$772 per lot |
| Less: Reserve for Capital Improvements | 0 | -100,000 | | -100,000 | (100,000) | |
| Less: Change in Accounts Receivable | -38,350 | -7,720 | | -7,720 | 31,630 | Projecting 10 lots @ \$772 |
| Total GENERAL INCOME | 540,550 | 472,180 | 0 | 472,180 | 68,370 | |
| GENERAL EXPENSES | | | | | | |
| Grazing Lease | 0 | 5,000 | | 5,000 | (5,000) | |
| Interest (general only) | 465 | 3,400 | | 3,400 | (2,935) | |
| Finance Charges | 1,893 | 3,000 | | 3,000 | (1,107) | |
| Conservancy Trust Funds | 0 | 500 | | 500 | (500) | Weed Control |
| Loan Fees | 0 | 750 | | 750 | (750) | |
| Processing Fees | 2,600 | 2,500 | | 2,500 | 100 | Assumes 125 @ \$20 |
| Other | 300 | 450 | | 450 | (150) | NSF Fee & Chipper rental |
| Total CASH | 545,498 | 487,780 | 0 | 487,780 | 57,718 | |
| GENERAL EXPENSES | | | | | | |
| Admin - Accounting Services | 5,200 | 8,200 | | 8,200 | (3,000) | Accounting = \$600/mo. Annual CPA review = \$1000 |
| - Supplies | 969 | 2,500 | | 2,500 | (1,531) | Office supplies |
| - Insurance | 0 | 8,200 | | 8,200 | (8,200) | Reviews in October |
| - Legal | 1,500 | 10,000 | | 10,000 | (8,500) | |
| - Property Taxes | 503 | 500 | | 500 | 3 | |
| - Credit Card Fees | 2,663 | 2,400 | | 2,400 | 263 | |
| - Bridge Inspection | 1,362 | 0 | | 0 | 1,362 | |
| - Other | 1,823 | 2,500 | | 2,500 | (677) | |
| Total ADMIN | 13,820 | 34,300 | 0 | 34,300 | (20,480) | Loan Fees, Income taxes, postage |
| Common - Road Work | 224,334 | 347,980 | | 347,980 | (123,646) | |
| - Snow Removal | 875 | 26,000 | | 26,000 | (25,125) | Any excess to be used where needed |
| - Bldg/Equip | 6,783 | 20,000 | | 20,000 | (14,217) | |
| - Trash Removal | 9,800 | 16,800 | | 16,800 | (7,000) | |
| - Weed Control | 194 | 800 | | 800 | (606) | |
| - Greenlands | 613 | 650 | | 650 | (37) | Conservancy Lease |
| - Utilities | 3,439 | 8,500 | | 8,500 | (4,961) | Guard Shack and Mailbox electricity |
| - Other | 0 | 0 | | 0 | 0 | |
| Total COMMON | 246,137 | 420,710 | 0 | 420,710 | (175,573) | |
| Communications | 153 | 1,000 | | 1,000 | (847) | |
| Covenant Committee | 0 | 500 | | 500 | (500) | |
| Forest Health & Wildlife Mitigation | 0 | 30,770 | | 30,770 | (30,770) | |
| Depreciation Expense | 0 | 0 | | 0 | 0 | |
| CPC | 0 | 500 | | 500 | (500) | |
| Total COMMITTEE EXPENSE | 153 | 32,770 | 0 | 32,770 | (32,617) | Non-cash item - Not Budgeted |
| Total DISBURSEMENTS | 259,110 | 487,780 | 0 | 487,780 | (228,670) | |
| NET | 286,388 | 0 | 0 | 0 | 286,388 | |
| NET CASH | 286,388 | 0 | 0 | 0 | 0 | NET CASH BUDGET |
| Cash in Bank | | | | | | |
| Checking | 20,021 | Difference between Net Cash & Total Cash in the Bank = \$282 - Accounts payable | | | | |
| Money Market Account | 111,558 | | | | | |
| Certificate of Deposit | 194,527 | | | | | |
| Total Cash in Bank | 286,106 | | | | | |
| Total Accounts Receivable | 55,720 | | | | | |

**SFTR Regular Board Meeting
October 3, 2020, 9:00am
Metro Operations Center**

Present: Robert L. Scott, Nancy Allred, Linda Brown, Todd McBride, Carol Smith, Jerry Peters, Rick Kinder

Absent: DeWayne Harris, Carlin Craig

Guests: Deb Johnson, Barb Wurfel, Vaughn Roundy, Jerry and Dorothy Kirkwood (due to Covid guidelines, no other guests were allowed)

Call to Order: 9:00am

Proof of Notice: posted on Web and Nextdoor

Roll Call and determination of Quorum: quorum achieved

Approval of minutes: minutes from August 1, 2020, POA Board meeting approved without changes.

Collection and Counting of Ballots: Barb W., Vaughn R., Jerry and Dorothy K. were given secret ballot opening and counting procedures by Nancy Allred.

Annual Meeting: The Annual Meeting has been postponed until December 5, 2020, and will have virtual accessibility. As we are closer to that date more information will be posted regarding in-person attendance allowances and guidelines for discussion and Q&A for the virtual aspect for POA members.

Committee Reports:

A) Common Area/Community Preparedness (Linda Brown-chair)

- Most of what's been going on has been posted on Nextdoor. There is no definite delivery date on the new dumpsters as of Friday, October 2. Linda has been assured we are the priority customer. Until then we will get trash picked up every Mon, Wed., and Fri. Once we have our new 10 dumpsters, pick up will go back to the Tuesday & Friday schedule. A huge shout out to RC and Mary Ghormley, Todd McBride, Val Allred, Tony and Jodi Riley, John and Sue Sanders, Ed Melville, Cory Davis, Larry Brown, and all the others that have stopped to help clean up the ransacked trash and/or repaired or modified the remaining dumpsters to keep them bear proof.
- Work has started on reshaping and cleaning up the Fox trail pond. However, work slowed way down when much needed heavy equipment volunteers were not readily available. Work will resume when all volunteers and their equipment can schedule work simultaneously.
- The updated SFTR Handbook is finished and on the new website. Thanks to John Sanders for giving great insight on the format of the handbook. This format will make it user friendly for any future additions or corrections.
- The flagpole at the guard shack will be reinstalled at a future date.

B) Roads (Todd McBride and Val Allred -co-chairs)

- In addition to normal maintenance of blading roads and cleaning bar ditches, one new culvert was installed on Elk Park Rd., multiple road repairs were needed from Metro water line repairs, 1.7 miles of primary roads were road based, and 1.2 miles of secondary roads were road based this past quarter. These include: Mountain View (1.7m), Bobcat Ct. (.4m), Wildwood (.2m), west end of Cottonwood Canyon (.2m), Bear Paw Lane (.2m), and Timber Ridge Lane (.2m).
- A special thanks is expressed to our equipment operator, Tom Berry, for the many times he helped pick up trash from the overturned dumpsters and right the dumpsters with his backhoe.

C) Finance (Nancy Allred-chair)

- Attached is the financial YTD report through September 2020.
- Nancy will be researching the increase in credit card fees; New liens will be filed soon; note the bridge inspection cost was not in our budget; the biggest expense is the roads and there remains \$46,444, although not all recent bills have been received.

D) Communications (Dewayne Harris and Deb Johnson -co-chairs)

- Wednesday, September 30, the new SFTR website was launched. The Committee has received very good feedback for ease of usage and navigation, layout and content. Thanks were expressed from the Board for the hard work and time the Committee has put in to get the website up and running.
- The committee will rely on several new committee volunteers as we begin virtual capabilities for various SFTR meetings.

E) Covenants (Jerry Peters - chair)

- A letter has been sent out concerning a reckless driver complaint on the ranch roads. No response has been received to date.

F) Grazing (Bob Scott-chair)

- The rancher will start gathering the cattle this weekend. The rancher desires to convert the windmills to solar power.
- It was suggested to ask that the cattle not be brought until mid June, but the rancher has the right of discretion to determine the time of delivery and pickup of the cattle.

Metro Report - Bob Scott

- The most recent agreement with the city of Trinidad (2008) states the city has the right to curtail our water supply to the ranch. Due to the drought, no new meters are allowed for the time being. This is thought to be a temporary measure until our rainfall and snowfall levels are adequate.

-Owners should have received a notice concerning the change in the cistern layout to prevent backflow into the city water system. All owners should send in the questionnaire by November 1, 2020, to the Metro office. The Metro Board has written a proposal to the state that all systems will be in compliance by 2023, however the state has not yet responded regarding that timeline.

-It was noted that the labor alone for work the Ditch Rats did in the month of July was worth \$16,000. (As a later update, Bob totaled all Ditch Rat hours as of the end of September. The total was 2,273 hours, which comes to \$90,920 at current rates. This does not count equipment and material costs.) If the Ditch Rats stopped doing their repairs and an outside company was needed, all properties would be assessed the cost of the repair work.

-There is a possibility to receive grant money from the EPA to replace our deteriorating water lines. If anyone has the expertise in applying for grants, please contact Bob Scott for more information. Further information will also be explained at the Annual Meeting in December.

Ballot Results:

-Carol Smith - 144; Nancy Allred - 141; Deb Johnson - 137; Pat Nash(write in) - 1

The Board thanks DeWayne Harris for his service and contributions during his term in office.

Election of Officers for next term:

-All officers and committee chairs will remain the same except Deb Johnson will be replacing Dewayne Harris as chair of the Communications Committee.

New Business:

-There was some discussion concerning a need for an Architectural Committee which would review all new home construction plans for suitability to the overall Ranch image. The board voted and established that committee. Carlin Craig was appointed Committee Chair and will shortly publish the guidelines.

-Contractor construction trash has been an ongoing problem and some years ago the Board established a rule that all construction projects were required to have a dumpster on site. It was agreed to resume enforcing that requirement.

Next Meeting will be an Annual Meeting on Saturday, December 5, 2020, 9:00am, held at the MOC with virtual accessibility.

This Meeting adjourned at 9:50 am.

| | | Santa Fe Trail Ranch POA YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2020 | | | | |
|--|------------------------------|--|------------------|-------------------|------------------------|---|
| | Total Thru Sept. YTD 2020 | Original Budget | Adjust Budget | Revised Budget | Over (Under) Budget | |
| GENERAL INCOME | | | | | | |
| Carryforward for Roads | 230,184 | 230,184 | | 230,184 | 0 | |
| Annual Dues | 349,716 | 349,716 | | 349,716 | 0 | 453 Lots @ \$772 per lot |
| Less: Reserve for Capital Improvements | -5,571 | -100,000 | | -100,000 | (94,429) | Security Equipment at Bridge & Guard Shack |
| Less: Change in Accounts Receivable | -29,381 | -7,720 | | -7,720 | 21,661 | Projecting 10 lots @ \$772 |
| Total GENERAL INCOME | 544,948 | 472,180 | 0 | 472,180 | 72,768 | |
| Grazing Lease | 0 | 5,000 | | 5,000 | (5,000) | |
| Interest (general only) | 530 | 3,400 | | 3,400 | (2,870) | |
| Finance Charges | 1,770 | 3,000 | | 3,000 | (1,230) | |
| Conservancy Trust Funds | 0 | 500 | | 500 | (500) | Weed Control |
| Lien Fees | 0 | 750 | | 750 | (750) | |
| Processing Fees | 2,585 | 2,500 | | 2,500 | 85 | Assumes 125 @ \$20 |
| Other | 600 | 450 | | 450 | 150 | NSF Fee & Chipper rental |
| Total CASH | 550,433 | 487,780 | 0 | 487,780 | 62,653 | |
| GENERAL EXPENSES | | | | | | |
| Admin - Accounting Services | 6,400 | 8,200 | | 8,200 | (1,800) | Accounting = \$600/mo, Annual CPA review = \$1000 |
| - Supplies | 1,264 | 2,500 | | 2,500 | (1,236) | Office supplies |
| - Insurance | 2,090 | 8,200 | | 8,200 | (6,110) | Renews in October |
| - Legal | 1,500 | 10,000 | | 10,000 | (8,500) | |
| - Property Taxes | 503 | 500 | | 500 | 3 | |
| - Credit Card Fees | 3,368 | 2,400 | | 2,400 | 968 | |
| - Other | 900 | 2,500 | | 2,500 | (1,600) | Lien Fees, Income taxes, postage |
| Total ADMIN | 16,025 | 34,300 | 0 | 34,300 | (18,275) | |
| Common - Road Work | 301,516 | 347,960 | | 347,960 | (46,444) | |
| - Snow Removal | 875 | 26,000 | | 26,000 | (25,125) | Any excess to be used where needed |
| - Bldg/equip | 605 | 20,000 | | 20,000 | (19,395) | |
| - Trash Removal | 12,600 | 16,800 | | 16,800 | (4,200) | |
| - Weed Control | 194 | 800 | | 800 | (606) | |
| - Greenlands | 613 | 650 | | 650 | (37) | Conservancy Lease |
| - Utilities | 4,085 | 8,500 | | 8,500 | (4,415) | Guard Shack, Mailbox and Cottonwood electricity |
| - Bridge Inspection | 2,957 | 0 | | 0 | 2,957 | |
| - Other | 0 | 0 | | 0 | 0 | |
| Total COMMON | 323,444 | 420,710 | 0 | 420,710 | -97,266 | |
| Communications | 153 | 1,000 | | 1,000 | (847) | |
| Covenant Committee | 0 | 500 | | 500 | (500) | |
| Forest Health & Wildfire Mitigation | 0 | 30,770 | | 30,770 | (30,770) | |
| Depreciation Expense | 0 | 0 | | 0 | 0 | Non-cash item - Not Budgeted |
| CPC | 0 | 500 | | 500 | (500) | |
| Total COMMITTEE EXPENSE | 153 | 32,770 | 0 | 32,770 | (32,617) | |
| Total DISBURSEMENTS | 339,621 | 487,780 | 0 | 487,780 | (148,159) | |
| NET | 210,811 | 0 | 0 | 0 | 210,811 | |
| NET CASH | 210,811 | 0 | 0 | 0 | 0 | NET CASH BUDGET |
| Cash in Bank | | | | | | |
| Checking | 14,647 | Difference between Net Cash & Total Cash in the Bank = \$20,445 - Accounts payable | | | | |
| Money Market Account | 62,082 | | | | | |
| Certificate of Deposit | 154,527 | | | | | |
| Total Cash in Bank | 231,256 | | | | | |
| Total Accounts Receivable | 45,752 | | | | | |

**SFTR Annual POA Board Meeting
December 5, 2020, 9:00 am
Metro Operations Center and Virtual**

Present: Robert L. Scott, Nancy Allred, Linda Brown, Deb Johnson, Jerry Peters, Rick Kinder, Todd McBride, Carlin Craig, Carol Smith (virtually)

Guests: Val Allred, Ed Melville, Bill Neilsen, Blake Johnson; plus 49 attendees virtually

Call to Order: 9:00 am

Proof of Notice: posted on Nextdoor and SFTR website, as well as emails to those in system

Roll Call and Determination of Quorum: Quorum Achieved

Approval of Minutes: Minutes from October 3, 2020 board meeting approved without changes

Committee Reports

A) Common Area/Community Preparedness (Linda Brown, chair)

The cattail issue at the ponds on Gallinas was discussed; Fox Trail pond being the worst. If the ponds are not cleared of most of the cattails and dredged for silt, there is a flooding possibility, which could wash out Fox Trail road with heavy rains. Volunteers have worked to help in the effort but the timing of having the ground be dry enough, the weather, volunteer availability, and having the best equipment for the work has determined that the best course of action is to check other possibilities. Linda presented costs for renting equipment and/or having contractors come to do the work. The board approved the proposal by Linda to get an estimate for just the Fox Trail Pond work, with the other two ponds done at a later date. Once the ponds are cleaned up, the Common Area Committee has the tools to maintain them yearly.

Much discussion and information has been posted on Nextdoor regarding problems and possible solutions to our trash dumpsters, esp due to bear issues. Linda presented costs, comparisons and considerations if we would buy our own dumpsters and trash truck. After the presentation of figures, the board felt it was not the route we should go as a ranch. The other alternative is to put up enclosures around the dumpsters. Roberto Jordan gave the board members preliminary design work to review. A shout out is expressed to Roberto for his time and effort in getting us this design. It is thought that this might be workable with a few changes. Linda will check out bear enclosures that are used by other customers and the board will continue this discussion.

If anyone would like to review the costs mentioned above, feel free to contact Linda via email or phone call.

There is no new report for the Community Preparedness Committee.

1) Fire Mitigation and Forest Health (Blake Johnson)

The purpose of both Ranch-sponsored Mitigation and individual homesite mitigation was discussed, and it was referenced to check the "Articles" section of the website for "fire safety" information...A grant is being written now for a 50% compensation for work and equipment

usage in mitigation. Blake needs a commitment by December 8 for those who wish to participate. Any mitigation done this year, whether part of the grant or not, should be recorded for assisting in our “firewise” status updates..Of note this year was the maintenance of the fire break of Gallinas to Timber Park, and work done on Cottonwood Canyon. Special thanks was given to Isaiah McBride and RC Ghormley for their G to T work, and property owners who gave permission. Thanks also is extended to Michelle Blake for doing the Firewise status reports for our ranch, RC and Mary Ghormley for their many years of service for this committee, and Bob Dye, who headed the winter mitigation efforts until last year...anyone wishing to use the POA owned chipper should contact Blake Johnson - it is available and fully functioning.

B) Roads (Todd McBride/Val Allred, co chairs)

This year, there have been 5.7 miles of primary Roads road based, including parts of Mountain View, Upper Gallinas and Timber Park and Fox Trail...4.35 miles of road based were also applied to parts of 12 secondary roads. Three culverts were installed: on Elk Park, Oak Park and on Locust Ct...the snow plow was needed on two snowstorms in 2020 to date, once in January and again this last week on Dec 1-2. There are continuous road maintenance duties working on washboards and grading and clearing drainage ditches as well. It is noted the company bought a new second grader. One will be kept on the ranch with chains on for the winter, ready to go, and the other will be used for general grading purposes...The question of whether guard rails can be put on some areas of roads was discussed. The guard rails would be expensive, but also would make the roads narrower and Tom would not be able to push the snow away from the roads well, causing problems with roads drying and being narrower yet... Continued pleas to drive slower were expressed. Praises are given to Tom Berry, the grader, for his excellent work, experience and knowledge The board, as in the past several years, voted unanimously to give Tom Berry a \$500 gift this Christmas.

C) Finance (Nancy Allred, chair)

The YTD P&L Comparison to Budget 2020 was available to those who received the email concerning the Annual Meeting login, and was reviewed by Nancy. Several items highlighted were: If we decide to install trash dumpster enclosures, the funds will likely come out of the ‘Reserve for Capital Improvements’;... Property Owners that are not up to date on their payments of dues have Special Tax Liens placed on their properties; that lien is then added to the real estate tax bill. If the tax bill is not paid, the lien may be sold by the County Treasurer the following December. (It was explained that foreclosure procedures are too expensive with legal fees to do);... The Bridge inspection was paid for out of POA funds, even though it is technically a Metro asset. This is because there are only 216 properties on the water system, while all property owners use the bridge. Wilson engineering did the inspection that is required by the BNSF railroad. 2022 will be next year of inspection.

While in years 2015-2017 there was no dues increase, we did have slight increases in 2018 and 2019, mainly due to the increase in costs of road base. This year the board voted unanimously for an increase in the amount of the Consumer Price Index (CPI - as detailed in the covenants), which comes out next week (presently at 1.2%). This increase will help with additional costs we have associated with the new website maintenance and google meet, as well as future bridge inspection;... at this point we have \$167,917 net cash.

Committee Chairs are asked to give budgets to Nancy in preparation for the 2021 budget. The 2021 budget will be placed on the website once it is completed and approved by the POA Board.

D) Communication (Deb Johnson, chair)

To assist in the support of necessary community communication efforts, especially in this time of COVID and beyond, the Communication Committee has been hard at work identifying and selecting the virtual conference tool, and decided on “Google Meet”. They have spent much time working together to create a tool for all on the ranch, and those traveling elsewhere, to be able to participate in meetings and groups both in person and remotely. This meeting is the first to utilize this tool, and it is hoped it will be successful for all... The new SFTR website has also been launched and gotten great feedback. They continue to populate the site with historical and new content, as well as answer questions and focus on keeping it “fresh”. Efforts will be to continue to refine virtual capabilities, maintaining and expanding the new website’s capabilities, and other possibilities to enhance the ranch communications. Thanks were extended to the talented current committee members, with special recognition to DeWayne Harris and John Sanders for their tireless work and guidance this past year, and to Pat Roehl for his many years of service to the ranch community. A thank you and gift were sent to Pat from the POA board on behalf of the whole SFTR, of which he was much appreciative.

E) Covenants (Jerry Peters, chair)

The official covenant complaints this year consist of: Dec 2019 - Dogs roaming free, Jan 2020- different dogs roaming free, June - illegal marijuana growth of around 40 plants (sheriff became involved and took care of), July - Dogs chasing cattle, August - Cigarette butts discarded along roads, September - reckless driving, October - building without a permit (County became involved)...All of these complaints were given a letter of notice and there was no need for further notices, action, or fines.

F) Grazing (Robert L. Scott, chair)

There were 130 pairs of cattle this year. Most, if not all, the cattle have been gathered now. They will be brought again in either May or June, weather dependent

Proposed Architectural Committee

The idea to have an Architectural Committee was brought up at the October 2020 POA Board meeting. The feedback received was mainly negative and it was discussed among the Board as to who and how to determine what would be the guidelines for new buildings. The consensus was it would be too subjective. It has been decided to not have an Architectural Committee. All buildings still need to abide by our Covenants and County Building codes.

From the Floor

Questions concerning the Metro and water pit restrictions were raised.

Everyone has a tap but not all have a meter pit installed on that tap. If you do not have a pit, you do not have to pay a metro fee...The Metro budget can be viewed on the Metro Website.

We receive water from the city but currently the contract is in the hands of the city to be reviewed.

Those who have not yet responded to the questionnaire concerning water connections and cistern configuration sent out should do so ASAP to avoid being assessed a charge for a contractor to inspect their property or having the water shut off.

The lifting of the temporary moratorium on new water meter pits is up to the city, but mainly dependent on drought conditions, so we all hope for more moisture.

A question concerning trespassing on one's property was asked and advice given that if it is a recurrent problem, the sheriff should be called.

After no further questions, the meeting was adjourned at 10:30 am.

Next POA Board Meeting will be February 6, 2021, at 9:00 am.

Submitted by Carol Smith, POA Board Secretary